

## **\$899,000 - 49322 Rge Road 35, Rural Leduc County**

MLS® #E4429475

**\$899,000**

4 Bedroom, 2.50 Bathroom, 1,404 sqft

Rural on 8.62 Acres

None, Rural Leduc County, AB

Beautiful 1404 sq/ft Home with a Triple Attached Garage, 40'x60' Fully Finished Shop and More all Situated on 8.62 Acres! Nestled into the mature yard site sits the 2010 built fully finished home with decks off both sides and Air Conditioning. The main floor has a living room open to the dining, and kitchen. The kitchen has granite counter tops, lots of cabinets, and a corner pantry. The primary bedroom is also on the main floor and has two walk-in closets along with a 3 piece ensuite bathroom. Completing the main level is another bedroom, 2 piece bathroom, laundry, and mudroom with access to the garage that is fully finished with heat. The Basement has a large family room, 4 piece bathroom, and 2 more bedrooms each having their own walk-in closets. The fully finished shop has a mezzanine at the front for extra storage along with an attached office space that has a 2 piece bathroom and laundry. Another detached garage with power and other outbuildings are on this Gorgeous Pride of Ownership Property!

Built in 2010

### **Essential Information**

MLS® # E4429475

Price \$899,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	8.62
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	49322 Rge Road 35
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### Amenities

Features	Air Conditioner, Deck, Parking-Extra, R.V. Storage, Workshop, See Remarks, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 7th, 2025

Days on Market 10

Zoning Zone 90

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Listing information last updated on April 17th, 2025 at 7:17am MDT